

**CITY OF DELTONA, FLORIDA
ORGANIZATIONAL MEETING
AFFORDABLE HOUSING ADVISORY COMMITTEE
TUESDAY, NOVEMBER 18, 2014 @ 7:00 p.m.**

MINUTES

An Organizational Meeting of the Affordable Housing Advisory Committee was held on Tuesday, November 18, 2014, at the Deltona City Hall, Commission Chambers, 2345 Providence Boulevard, Deltona, Florida, 32725

1. CALL TO ORDER:

Ron Paradise, Assistant Director, Department of Planning & Development Services, called the meeting to order at 7:00 p.m.

2. ROLL CALL:

Roll call was not officially taken but the following people were present:

William L. Bradley, Jr.	Present
Jodi Pena Castaldi	Present
Ruben Colon	Present
John Enyart	Present
Yordanis Gonzalez	Present
Eric James	Present
Peter J. Kurkjian	Present
Steven L. Sukow, II	Present
Patricia A. Ulicny	Present
Michael E. Williams	Present, arrived at 7:17 p.m.

3. INTRODUCTIONS AND MEETING DATES/SCHEDULES:

Also present were: From Housing and Community Development - Mari Leisen, Financial Analyst, Angelia Briggs, Housing Coordinator, and Denise Brooke, Administrative Assistant 1. From Planning & Development Services – Ron Paradise, Assistant Director, and Kathrine Kyp, Administrative Assistant II,

Mr. Paradise proposed to the Board the change of potential meeting times from 7:00p.m. to 6:00p.m. All Board members were in approval, the new meeting time is 6:00p.m.

4. BRIEF SUMMARY AND POWER POINT PRESENTATION OF SUNSHINE LAWS & BY-LAWS:

Mr. Paradise directed the members to The City Attorney, Becky Vose if they had any further or additional questions pertaining to the Sunshine Laws and Ethics.

5. REFERENCE MATERIAL:

Mr. Paradise directed himself to all the board members advising them of their binders and attachments each received in advance of the meeting.

6. POLICY MATTERS:

Mr. Paradise gave a brief dissertation on the AHAC and the State Mandates. He explained what will be requested of them in regards to the distribution of funds received and other provisions for the programs the city operates and the different elements of the programs.

7. ELECTION OF OFFICERS:

The Board members briefly introduced themselves and gave a quick summation of their professional back ground, history and experience in the following order.

John Enyart
Yordanis Gonzalez
Eric James
Jodi Pena Castaldi
Ruben Colon
Patricia A. Ulicny
William L. Bradley, Jr.
Steven L. Sukow, II
Peter Kurjian
Mike E. Williams

8. ELECTION OF OFFICERS:

Mr. Paradise opened the floor for nominations for Chairman. Mike Williams nominated Peter Kurkjian. Peter Kurkjian declined.

Ruben Colon nominated himself.

By a vote, 9 - 0, with Mike Williams choosing to abstain from voting. Ruben Colon was named as Chairman of the Affordable Housing Advisory Committee. Voting was as follows;

John Enyart	Yes
Yordanis Gonzalez	Yes
Eric James	Yes
Jodi Pena Castaldi	Yes
Ruben Colon	Yes
Mike E. Williams	Abstained
Patricia A. Ulicny	Yes
William L. Bradley, Jr.	Yes
Steven L. Sukow, II	Yes
Peter J. Kurkjian	Yes

At this point Mr. Paradise turned the meeting over to Chairman Colon. Chairman Colon opened the floor for nominations for Vice-Chairman. Eric James nominated himself. There being no other nominations the Advisory Committee voted for the Vice-Chairman.

By a vote, 10 - 0, Eric James was named as Vice Chairman of the Affordable Housing Advisory Committee. Voting was as follows;

John Enyart	Yes
Yordanis Gonzalez	Yes
Eric James	Yes
Ruben Colon	Yes
Jodi Pena Castaldi	Yes
Mike E. Williams	Yes
Patricia A. Ulicny	Yes
William L. Bradley, Jr.	Yes
Steven L. Sukow, II	Yes
Peter J. Kurkjian	Yes

9. LHAP UPDATE AND REVISIONS:

Mr. Paradise provided a brief history of the SHIP program. He explained that the last Deltona AHAC disbanded in 2008; all tasks including the affordable housing report completed. He explained the City has received very little from the SHIP program- less than \$100,000 per year which resulted in the City not needing an AHAC. However, this funding cycle the City was awarded over \$390,000 which means the City is now required to reinstate the AHAC. Mr. Paradise stated, some of the main portions of the functions of the committee are to review, and propose amendments to the Local Housing Assistance Plan, (LHAP). The LHAP illustrates six affordable housing strategies ranging from home purchase assistance to the construction of multi-family rental units. Most City efforts have been concentrated on 2 of the strategies, purchase assistance and owner occupied repair. In the last few years most, if not all SHIP money has been spent on owner occupied repairs, as it is such a huge community demand. The owner occupied repair program strategy has been in place for a number of years now. The owner occupied repair program strategy relates to repairs that are needed due to deferred home maintenance, and repairs such as a roof, HVAC, plumbing, septic, electrical, etc. What the

program does is keep families in their homes. If income qualified, the program may be able to make the repairs.

10. REFERENCE MATERIAL:

At this time Mr. Paradise directed himself to all the committee members advising them to open their binders and attachments and asked the committee to turn their attention to the underline strike through version of the LHAP which will be the first order of business.

11. THE FIRST ORDER OF BUSINESS:

Mr. Paradise explained the reasoning behind the changes staff had recommended. Member Williams asked for the home that needs repairs if staff requests 3 bids, Mr. Paradise responded with yes; they are non-qualified bids. Chairman Colon asked if these are the proposed changes that they are being asked to make. Mr. Paradise replied yes. Chairmen Colon asked who recommended these changes. Mr. Paradise states that the changes were promulgated by the Community Development staff. Mr. Paradise explained more in depth the reasoning behind the suggested changes so it can be more of a guideline to manage the expenditure of money for the staff. Member Williams asked how many repair levels can a person have on a house because, electrical, plumbing the roof, HVAC, etc. are all major expenses. Mr. Paradise stated that the budget at this time for each house is \$25,000 and at times the level of need for some houses way exceed the \$25,000 and we are not able to help them. Mr. Paradise gave some examples of prices for certain repairs such as the roof, HVAC, etc. to explain how the \$25,000 can be split for repairs. Member Gonzalez asked how the people are selected to participate in the program; Mr. Paradise explained that the program is based on income and assets.

Discussion ensued between staff and members concerning the application process.

Member Castaldi asked if the lien will be forgiven in incremental steps or is it just 100% forgiveness at the end of the term. Mr. Paradise answered it is 100% forgiveness at the end.

Discussion between members and staff ensued concerning proration.

Chairman Colon asked the other committee members if any of them had read through the LHAP they each received before the meeting, to which all said no.

Mr. Paradise stated the staff would like to advance these changes to the City Commission at this time and asked the committee for a recommendation. He stated the changes are only to the Owner Occupied repair strategy.

Member Castaldi made a motion to recommend to the City Commission to except the proposed changes to the Owner Occupied Home Repair strategy to increase the grant amount from 25,000 to 30,000 for very low and low and to increase the recapture time period from 10 to 15 years.

Further discussion ensued between the committee members.

Motion was retracted by Member Castaldi.

Further discussion ensued between the committee members and Mr. Paradise.

**Motion to defer the vote until the next meeting was presented by Member Sukow.
Seconded by Member Kurkjian.**

By a vote, 4 - 6, The motion failed. Voting was as follows;

William L. Bradley, Jr	No
Jodi Pena Castaldi	No
Ruben Colon	Yes
John Enyart	No
Yordanis Gonzalez	Yes
Eric James	No
Peter J. Kurkjian	Yes
Steven L. Sukow, II	Yes
Patricia A. Ulicny	No
Michael E. Williams	No

Further discussion ensued between the committee members.

Member Enyart made a motion to recommend to the City Commission to accept the proposed changes to the Owner Occupied Home Repair strategy, to increase the grant amount from 25,000 to 30,000 for low and very low, and to increase the recapture time period from 10 to 15 years. Seconded by Member Castaldi.

Further discussion ensued between committee members and Mr. Paradise concerning getting the recommendations on the agenda and heard by the commission in December of 2014. Member Williams and Chairman Colon and other members expressed their concerns on the recommendations going to the Commission on the timeframe set for January and wanted it moved to the Commission meeting in December. Mr. Paradise explained that there was advertising deadlines and other processes to be followed but he would check with the individuals in charge of the agenda and agenda items for the Commission meetings to find out if it was possible. He would inform the AHAC committee of his findings as soon as possible. He stated staff would do their best getting their request on the agenda for December. Member Williams had asked if he needed to speak to the commissioners Mr. Paradise reminded him of the sunshine laws and said it would be best to ask the city attorney.

MOTION REPEATED: Member Enyart made a motion to recommend to the City Commission to accept the proposed changes to the Owner Occupied Home Repair strategy, to increase the grant amount from 25,000 to 30,000 for low and very low, and to increase the recapture time period from 10 to 15 years. Seconded by Member Castaldi.

By a vote, 9 - 1, The motion carried. Voting was as follows;

William L. Bradley, Jr	Yes
Jodi Pena Castaldi	Yes
Ruben Colon	No
John Enyart	Yes
Yordanis Gonzalez	Yes
Eric James	Yes
Peter J. Kurkjian	Yes
Steven L. Sukow, II	Yes
Patricia A. Ulicny	Yes
Michael E. Williams	Yes

Further discussion continued by the committee on setting more meeting dates to become more knowledgeable and help them with the decisions to be made in the future concerning the LHAP. Ms. Briggs explained the changes that they voted on tonight can be changed at a later date. Ms. Leisen asked the committee to please review the LHAP and changes. She explained the time frames and rules that must be followed.

Further discussion ensued by the committee about their concerns and why they wanted a December commission meeting.

12. COMMENTS:

A. BOARD COMMENTS –

Member Enyart wanted to thank everyone for coming tonight.

Member Gonzales stated he was looking forward to the next meeting and to be able to work together and show the all work that they have completed.

Member James stated that he thoroughly enjoyed tonight and thought it was a great exchange of ideas and knowledge. He also stated he really hoped for the committee to meet in December.

Member Castaldi expressed she would be happy with a December meeting as long as it was short and earlier.

Chairman Colon wanted to thank everyone for entrusting him with his new position and for coming tonight. He said he would like to go ahead and to set the date for the meeting in December for the 16th. Mr. Paradise interjected at this time to let the other committee members make their comments and afterwards they could call for a motion concerning the date in December. Chairman Colon agreed and went on to expresses his thanks to

everyone and he thinks we have a great group of people working to serve the City of Deltona and its residents.

Member Williams stated he did not vote for Chairman Colon because he did not know who he was but after hearing him throughout the meeting he believes we have a very worthy chairman for the AHAC committee. He went on to tell of his 25 year history working within the community and how the decrease of funds had affected the community and how important it is for the funds to have returned and the good they will do for the community.

Member Ulicny stated she had been very enlightened throughout the meeting. She expressed that there is a sense of urgency and with more meetings they will be able to do a really good job.

Member Bradley believes it is good for all of them on the committee to be here tonight. It shows a climate of support for the community and he looked forward to work and offer their services. He has been a Pastor for 22 years in this area and has seen the great needs of the community and knows that together they can see the needs met. He is looking forward to serve on this committee and to serve the community.

Member Sukow commented being a resident of Deltona he can see a need in and around the community and the needs for improved housing. He wants his involvement to help make community improvements.

Member Kurkjian commented he is glad to be a committee member. He believes that there are a lot of home owners here in town that needs assistance. He feels the committee, while all knowledgeable, are unfamiliar with the process, and right now there is a learning curve.

B. PUBLIC COMMENTS – Chairman Colon asked if there were any comments from the public at this time. NO PUBLIC COMMENTS

C. STAFF COMMENTS –

Mr. Paradise want to thank everyone for being patient and working through tonight's meeting and expressed he is eager as well to get things moving. He reminded everyone he would try to get everything advanced as quickly as he can. Member Williams interjected and asked that in the future will the public be invited to the meetings so they may comment. Mr. Paradise stated that these are all public meetings.

Ms. Leisen stated she wanted to add some procedural information. She stated once this goes to the Commission, the changes made tonight are sent up to the Florida Housing Corporation where they will be reviewed. If acceptable, the change will be approved and that would be the last step before the application process can be opened up to the residents. At this time, Member Ulicny interjected and wanted to know how many

houses in Deltona have been rehabilitated by the program. Ms. Briggs stated at this time we do not have this information but will be more than happy to get it for them and that staff would try to have it ready for them by the next meeting.

Further discussion between members and staff ensued at this time about the number of applications, the processes the status of the program applicants and some of the rules, past and present.

Kathrine Kyp gave an insight on the procedure to follow during the meetings so they may go smoother and to help with the minutes.

13. ADDITIONAL BUSINESS –


Chairman Colon reminded everyone that the issue concerning the December meeting needed to be settled. He proposed Tuesday night the 16th of December. The intent is to take everything they agreed upon tonight and sum it up on a PowerPoint presentation so they can go over it and see where they are going with it for the future.

Member Enyart made a motion to schedule a meeting for December 16, 2014 at 6:00p.m. Seconded by Vice-Chairman James. Motion carried unanimously. Voting as follows;

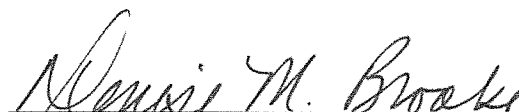
William L. Bradley, Jr	Yes
Jodi Pena Castaldi	Yes
Ruben Colon	Yes
John Enyart	Yes
Yordanis Gonzalez	Yes
Eric James	Yes
Peter J. Kurkjian	Yes
Steven L. Sukow, II	Yes
Patricia A. Ulicny	Yes
Michael E. Williams	Yes

14. ADJOURNMENT:

There being no further business, Chairman Colon announced the meeting adjourned at 8:27p.m.



Ruben Colon, Chairman



Denise M. Brooke, Recording Secretary